

150.0

0006

0004.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

726,400 / 726,400

USE VALUE:

726,400 / 726,400

ASSESSED:

726,400 / 726,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: COAKLEY DEBRA J	
Owner 2:	
Owner 3:	

Street 1: 10 KENILWORTH ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6000.000		244,300		2,100		480,000		726,400							
Total Card							0.138		244,300		2,100		480,000		726,400		Entered Lot Size					
Total Parcel							0.138		244,300		2,100		480,000		726,400		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		493.48		/Parcel: 493.4				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
150.0-0006-0004.B								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	244,300	2100	6,000.	480,000	726,400	726,400
2019	101	FV	199,300	2300	6,000.	450,000	651,600	651,600
2018	101	FV	199,300	2300	6,000.	372,000	573,600	573,600
2017	101	FV	199,300	2300	6,000.	342,000	543,600	543,600
2016	101	FV	199,300	2300	6,000.	312,000	513,600	513,600
2015	101	FV	186,200	2300	6,000.	306,000	494,500	494,500
2014	101	FV	186,200	2300	6,000.	284,400	472,900	472,900
2013	101	FV	186,200	2300	6,000.	270,600	459,100	459,100

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
GAMBUCCI FRANK	22432-37		9/25/1992		150,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2006	926	Addition	36,000			G8	GR FY08	rear add

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
1/20/2008	Measured	372	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION

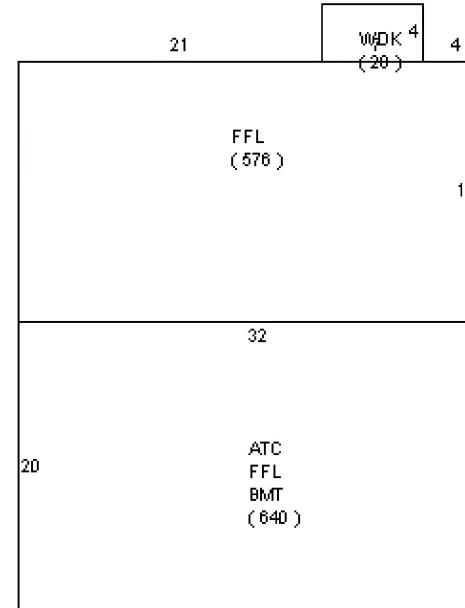
Type:	5 - Cape
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1950
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

RES BREAKDOWN

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	141.03	
Special Features:	0	Val/Su Net:	115.89	
Final Total:	244300	Val/Su SzAd	169.65	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X12	A	AV	1996	12.94	T	18.4	101			1,500			1,500
19	Patio	D	Y	1	12X15	A	AV	1996	4.33	T	18.4	101			600			600
1	Metal Shed	D	Y	1	8X8	A	AV	1994	0.00	T	20	101						

PARCEL ID 150.0-0006-0004.B

More: N

Total Yard Items: 2,100

Total Special Features: []

Total: 2,100

AssessPro Patriot Properties, Inc